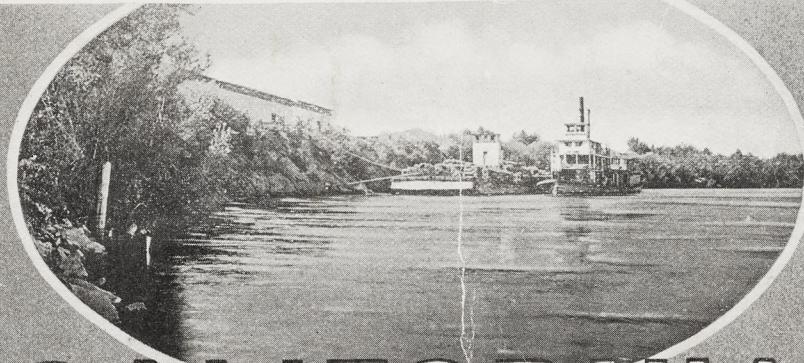
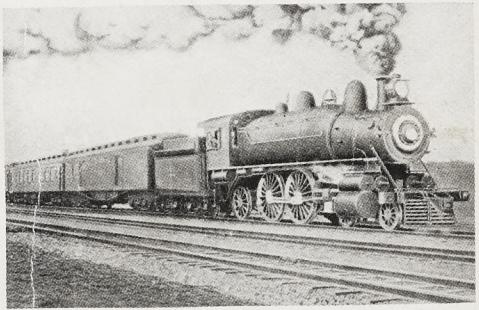
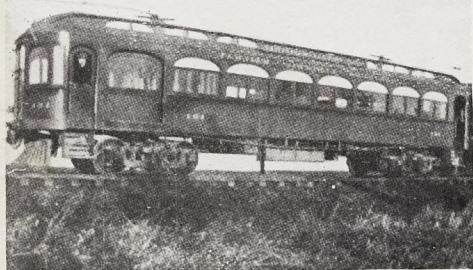


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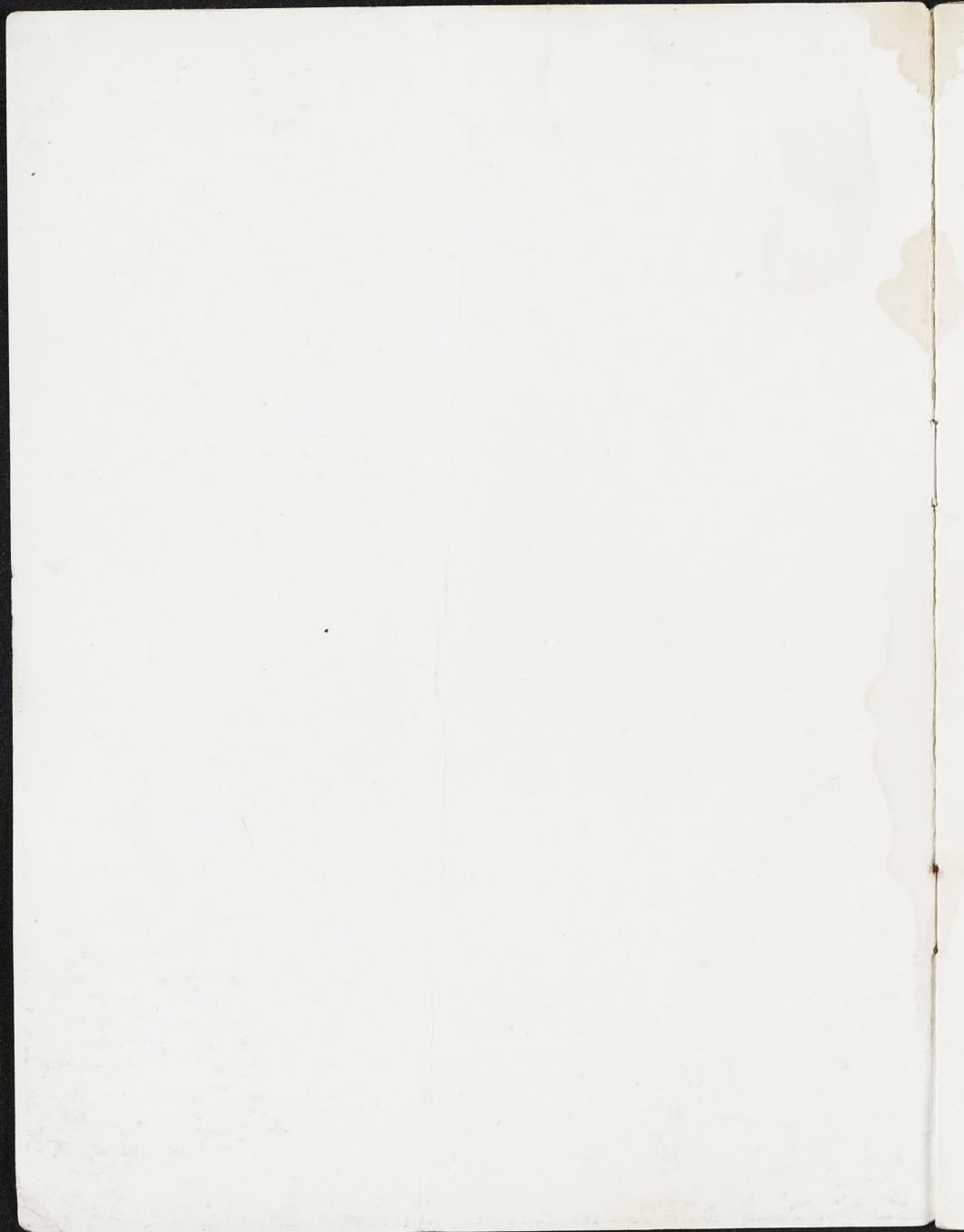
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COLUSA

THE
COUNTY
OF OPPORTUNITY



CALIFORNIA



Colusa County, California

D.W.P.

COLUSA, "the County of Opportunity," offers the home-seeker advantages found nowhere else. Opportunities are measured by comparative conditions on which California's fame was built. Advantages of soil, irrigation, climate and transportation bring to bear a tremendous pressure in favor of one locality over another. In the eyes of the home-seeker, fertile soil, its productive qualities, irrigation if feasible and economical, the results obtained, are the most important factors to be considered in the purchase of small tracts; one without the other means an existence, while the two combined assure success and prosperity.

IRRIGATION

The territory of Colusa County was blessed with the most bountiful gifts of nature, the home of agriculture, horticulture, viticulture, dairying and poultry. Situated in the heart of the Sacramento Valley, bisected by the Sacramento River, offers irrigation facilities unsurpassed and no apprehension need be felt, whether on the plains where an inexhaustible supply of water is found near the surface or skirting the river. There are two classes of irrigation, one from the river and the other from wells; both have already proven their worth. Where land was formerly used for cereals, and individuals controlled large acreages, today these large holdings are being subdivided and planted to fruit trees, grapes, nuts, alfalfa, rice and olives, with profitable crops from ten, twenty and forty acre tracts.

CLIMATE

The climate of Colusa County is practically the same as Southern California; mild, bracing during the winter months, making it possible for a crop of some kind to ripen in the open air every month in the year. The summer is warm but lacking the humidity of the East, sunstrokes are unknown. The nights are always cool and refreshing.

SOIL

Diversified farming depends upon the soil which in Colusa County is divided into four types: delta, plain, tule and foothill. Delta land, an alluvial from the river; Plain land, for

the most part a sand loam; Tule land is more or less subject to overflow and of peat formation; Foothill land is also of the loam, generally having a red tint and very productive. Colusa County is composed of 700,000 acres evenly divided between valley and foothills, receiving the washings and sediments in a manner that has proven most beneficial.

TRANSPORTATION

Colusa County, with the Sacramento River, steam and electric railroads, places the farmer in easy and quick access to the markets, whether it be San Francisco, Sacramento or the East, if required, at a minimum freight rate, made possible by active competition between two transcontinental lines. The Southern Pacific, with its main line running through the center of the county, touching Arbuckle, Williams and Maxwell, and a branch line through the river section touching College City, Grimes, Sycamore, Colusa and Princeton, and Western Pacific with the Northern Electric acting as a feeder; two river transportation companies operating boats to and from San Francisco three times a week, are the advantages offered in conjunction with rich soil, an abundance of irrigation water and reasonable prices for land offered by the "County of Opportunity."

WHY COLUSA COUNTY IS THE BEST FOR THE HOMESEEKER

It is situated 130 miles north of San Francisco and in the heart of the fertile Sacramento Valley.

Alluvial soil, rich and most productive in California.

Average rainfall, twenty inches, insuring cereal crops without irrigation.

Irrigation from the Sacramento River or wells, will make a small tract profitable and support a family in regal style.

The price of land is from \$60 to \$200 per acre, according to the location; land no better and in many instances of a poorer grade elsewhere, sells from \$150 to \$400 per acre.

Alfalfa will with irrigation produce from 5 to 6 crops in a season, and is most remunerative to the dairy industry.

Fruits and nuts of the world are grown here.

Oranges and lemons are ready for the market earlier than those of Southern California, and being of the very best quality, are sold at the highest price.



ALMOND ORCHARD

English walnuts and almonds are most profitable crops, and of such fine quality they find a ready market.

Rice is practically a new industry, but it has proven so successful a large acreage will be planted this coming season.

The climate is ideal, with 200 days of sunshine. The rainy season covers the period from the middle of October to May, with frequent intervals of bright warm days. During the warm or summer months, the temperature never reaches a point where it is impossible for men to work in the fields, while in the East, at 20 degrees lower, labor is impossible. During the coldest months on record, the maximum temperature was from 38 to 79 degrees above zero.

Grapes, prunes, peaches, pears, apricots and olives prosper. Dairying is in its infancy but developing rapidly. Poultry, owing to the climate, is easy to care for, needing only protection from the rain.

\$3,000 is sufficient capital to start a 20 acre farm to raise alfalfa, cows and poultry.

The public school system compares with the best; Colusa, College City, Maxwell, Princeton and Williams have new and modern high schools. The primary and grammar schools are unexcelled.

FRUITS AND NUTS

The fruit and nut industry of Colusa County shows a diversity of all varieties. Freedom from damage by frost is the common experience of the growers. The proven merits of prunes, plums, pears, apples, oranges, lemons, olives, have already been demonstrated in this locality by the large yield and profits derived from the crops. The low lying hills in the western part of the county are suitable for growing English walnuts, olives, almonds, citrus fruits, grapes and apples.

ALFALFA.

The alluvial soil of Colusa County is adapted for alfalfa, which requires a deep, rich soil with irrigation. These conditions are offered in Colusa County. Alfalfa yields heavily and brings large profits. The crops will average three to five cuttings of seven tons per acre each season. Cattle, hogs and poultry, with the advantages of alfalfa, which is the best and cheapest food, thrive and are large money makers.

CITRUS FRUIT

The citrus industry in Colusa County is not a new one. The orange, lemon and lime to be remunerative must have proper soil, irrigation when needed and in a locality free from killing or injurious frost. Colusa County offers all of these and in addition the fruit ripens from three to six weeks earlier than those of Southern California, and gives the grower a monopoly of the holiday trade.

James Mills, who for many years was one of the most extensive orange growers in Southern California, while on a trip in search of a suitable location for the extension of the citrus industry of California, visited Colusa County and was so favorably impressed with the soil, climate and irrigation facilities, with friends formed the Mills Citrus Orchard, a corporation, and purchased fifteen hundred acres of low rolling hill land, west of Maxwell, installed an irrigation system and during the past two seasons set out more than 600 acres to lemons.



ORANGE GROVE

Colusa oranges are of the best and used exclusively when obtainable by the leading hotels of San Francisco for their quality, both of sugar content and flavor. Profits depend largely on the grower, first-class soil, irrigation and careful attention.

RICE

Rice growing will soon be one of the leading industries of Colusa County. In 1911 the United States Agricultural Department planted the first rice. It was an experiment and four acres of land were sown to fourteen different varieties, all of which proved so successful that individuals have since taken up rice growing and planted large acreages. In the season of 1913 three thousand acres of early Japanese rice, yielded from 50 to 70 sacks per acre.

ARBUCKLE

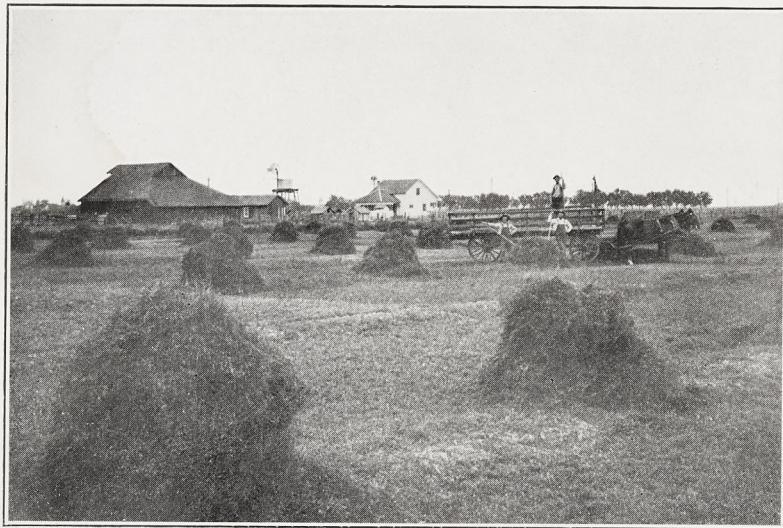
Arbuckle, located as it is, at the head of one of the largest

proven almond districts in the state, is destined to become one of the most important cities on the west side of the great Sacramento Valley. The development of thousands of acres of the best almond land under the sun into small almond orchards portends a wealthy and populous community.

At the present time Arbuckle is a growing town of approximately 850 people. It boasts of a good school system, three churches, one bank in a flourishing condition, three machine and blacksmith shops, two garages, two hardware stores, two large general mercantile establishments and other business institutions usually found in a thriving town. Excellent transportation facilities and passenger service are given the people of Arbuckle by the main line of the Southern Pacific and these exceptional advantages soon will be augmented by the new West Side Electric Railroad, which will touch Arbuckle, giving quick passenger and freight service to the populous bay section.

The district from which Arbuckle draws its trade embraces many square miles of territory, and at the present time this territory is but in its swaddling clothes so far as development is concerned; but this development is going ahead with tremendous strides, and the time is not far distant when the entire district will be one vast almond orchard. Three or four years ago there were only about 150 acres of bearing almond trees in the entire district; little or no interest was taken by the native farmer in the industry and the outsider had heard nothing of Arbuckle, much less the conditions which go to make it an ideal almond section. Today there are over 2000 acres planted to almonds and next planting season will see approximately 1500 acres more added to this number, and Arbuckle has become recognized as the "home of the Almond." A few years ago the few almond groves were centered about two points in the district; today almond groves dot the landscape in every direction. Even the hill land west of Arbuckle which in the past was considered good for grazing only, has its share of almond trees.

Although the Arbuckle district specializes in almond growing it does not necessarily follow that other fruits will not do well. Conditions are ideal for growing apricots, peaches, grapes, oranges and other citrus fruits. Olives do exceedingly well, as does alfalfa, from which large returns have been received without irrigation.

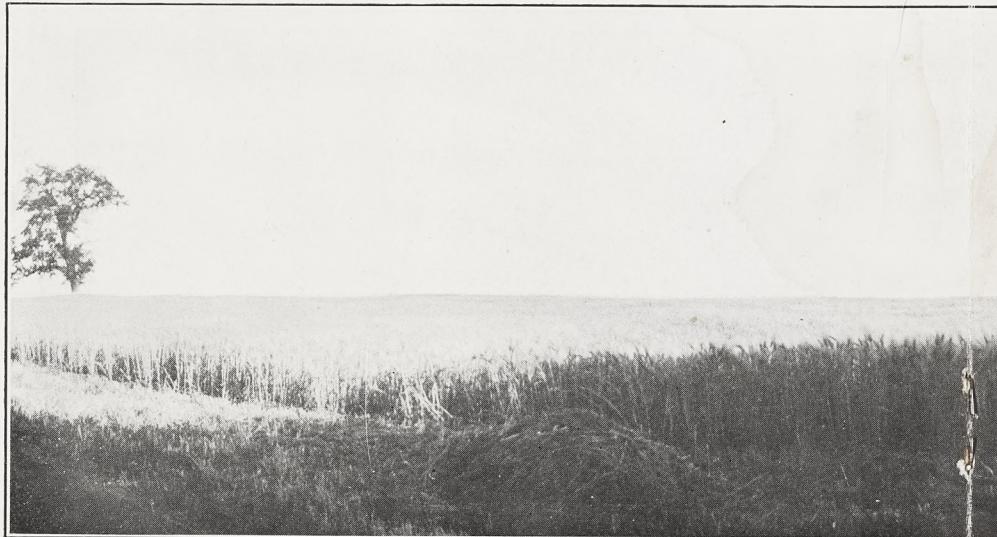


ALFALFA FIELD

COLLEGE CITY

College City has a history unique in the annals of the Valley; chosen as the seat for an early day college, it soon became an educational center of considerable repute. The establishment of a State Normal School in the Valley and development of modern high schools terminated the mission of the college.

The town lies in the midst of a vast and fertile farming region ten miles west of the winding Sacramento River, and half that distance east of the lower hills of the Coast Range. Flanking the town on the east is the broad flat channel of the trough through which the flood waters of the northern hills find a passage to the lowlands above Suisun. Beyond the trough lies the rich expanse of Reclamation District No. 108, which produces annually millions of bushels of wheat and barley. At present College City is awakening to vigorous prosperity through the advent of the small landholder. The grape finds here a most congenial soil, the almond grows luxuriantly, while the orange is giving promise of future groves equal to those of the best districts of the valley.

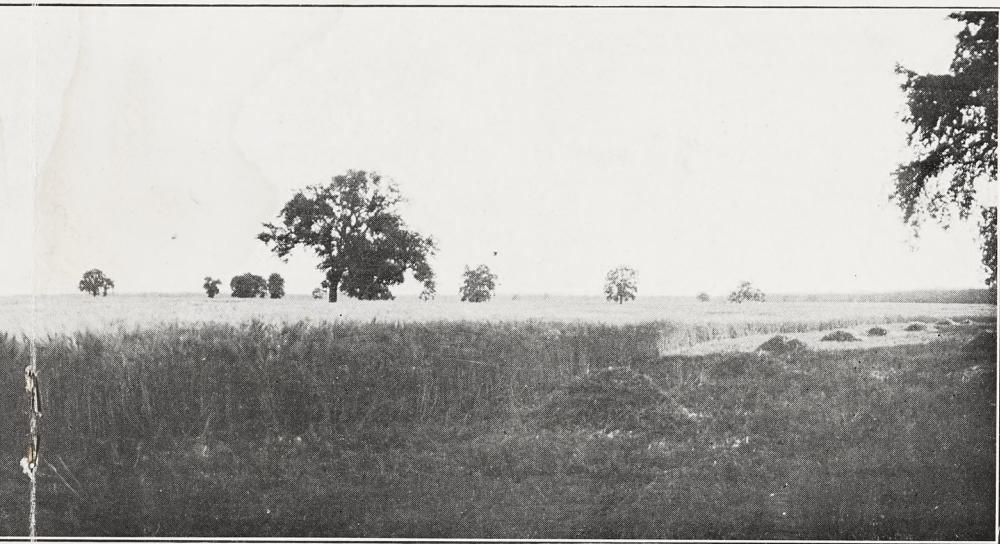


BARLEY 1

Removed from those irrigating projects which receive Government or large capitalistic encouragement, the small farmers in the surrounding vicinity have made themselves independent of both by the development of private irrigating systems. Wells have been sunk and pumps installed on a number of farms, and so flattering has been the result that this method has been generally accepted as the best means of getting water distributed. Dry years are rapidly losing that malign influence which for so long has been a source of dread to the husbandman. It has been found that though winds and clouds are fickle, an unvarying supply of water lies at all times ready for the farmers' use a few feet below the surface of the ground.

Alfalfa growing has been greatly stimulated by this discovery and today countless fields are yielding or making ready to yield immense quantities of this remarkable plant. Dairies are already being established and will be followed by poultry farms and apiaries which are sure to bring flattering returns. Already in College City is one bee-keeper who has shown this industry to be a most profitable one.

With the completion of the Southern Pacific Railroad from



LEY FIELD

Harrington to Hamilton, College City has been placed in direct communication with the larger centers. This brings the markets of the large coast cities nearer the producer and affords the final feature necessary to a perfect and enduring rural prosperity.

COLUSA

Colusa, the county seat, with a population of 2500, is situated on the west bank of the Sacramento River, in one of the most fertile sections found in California. The natural banks of the river are 16 feet "higher" than the back lands on either side of the river. The land in the vicinity of Colusa is well drained, the low average of 10.2 deaths per 1000 population for 10 years, testifying to the healthful conditions.

Colusa is an old town and yet a new town, as many new features are now being added. In the past two years alone nearly \$200,000 have been expended on a new municipal water plant, sewer system and asphalt streets; \$200,000 more has been put in new buildings, two of which are modern department stores suitable for a much larger city.

Colusa is the geographical center of the great Sacramento Valley, and in addition to being located in a section noted for its production of prunes, pears, plums, peaches, oranges, lemons, berries and alfalfa, it will always be the center of all transportation lines to come. A network of electric lines is now being laid out or being built in the Sacramento Valley, and it seems but reasonable to assume that the future emigration will be guided by such fact. During the year the Northern Electric has built into Colusa, giving connection with the Western Pacific and Santa Fe; the Southern Pacific, not to be outdone, and to tap the river country, built a branch from its main line at Harrington to Hamilton.

Colusa has six churches, two banks with assets of \$2,650,000, flour mill which ships its products to San Francisco and the Orient, machine shop, garages, electricity and gas, warehouses with storing capacity of 1,000,000 bushels, three separate steamboat landings, creamery doing \$12,000 business per month, free public library costing \$12,000, hotels, two two-story grammar schools built of brick, modern high school building, and a Catholic school, managed by Ursuline nuns.

The streets of Colusa are regularly laid out at right angles and 80 feet wide. Concrete sidewalks predominate, and are being extended to all parts of the residence section, and with the spreading shade trees and beautiful homes and yards, Colusa is a very desirable place for the homeseeker.

GRIMES

In few places are the marks of progress and prosperity so impressive, so apparent and so visible, as in Grimes.

The streets electric lighted, each place of business up-to-date, with modern improvements, adds attractiveness. Of the schools too much cannot be said, as education is one of the most important questions that the homeseeker must solve when locating with his family in a new community. The schools of Grimes offer, in addition to the regular course of studies, agricultural and musical instruction.

A new bank building, a most imposing structure on the main street, might well be reckoned as a "sign of the times" and a symbol of prosperity. In traversing through Grimes, the white bungalows, many of them new, impress one with the homelike surroundings of neat and prettily arranged yards.



RICE HARVESTING

Every convenience at hand as afforded the metropolitan sister in the way of electricity and municipal water. The Odd Fellows, Rebekahs and clubs keep the social spirit active, while the churches add their spirit of sanctity and charitableness.

Grimes is situated in the heart of the most fertile section of California, where lands rivaling the fertility and productiveness of the Valley of the Nile are found. Retrogression in the form of individuals controlling large acreages which were planted to cereals yielding from twenty-five to forty sacks per acre, blocked the march of progress until recently, when some of these ranches were subdivided into small tracts and are now being sold to the homeseeker at reasonable prices.

Grimes has adequate transportation facilities, rail and river. The town is situated on the west bank of the Sacramento River, and steamboats make regular trips from San Francisco and return three times each week. During the summer months the trips are more frequent. West of town a short distance passes the Colusa-Hamilton branch of the Southern Pacific, which taps the main line at Harrington and extends northward to Hamilton City, a distance of sixty-two miles. A recent survey was made here for the Northern Electric, which gives promise of an electric line in the near future.

MAXWELL

Maxwell is located on the main line of the Southern Pacific Railroad, with surroundings which denote a prosperous and progressive community. It is encircled by noted grain ranches that are now being subdivided into small tracts and sold to the homeseeker. The excellent alluvial soil is well adapted to agriculture, grape culture, citrus, sub-acid fruits, berries and alfalfa. Five miles west is located one of the largest citrus orchards in California, there being more than six hundred acres planted to lemon trees, with favorable prospects of it being increased to one thousand acres within the next year. This orchard is planted on low rolling hills, of which there are many skirting the western mountains of Colusa County. The land is well adapted for growing oranges, lemons and olives, and in a locality where killing or injurious frosts are unknown.

Irrigation in the vicinity of Maxwell need not bother the settler, as an abundance of water for this purpose is found near the surface. Two miles and a half west of town runs the main ditch of the Sacramento Valley Irrigation Co., the largest project of its kind in the West. Several land owners have installed private irrigating plants, pumping from wells. The water strata are not at a great depth, and pumps operated by electricity or gasoline engines have been most successful. Lands irrigated in this manner produce from three to four crops of alfalfa in a season.

Maxwell is an excellent town for the homeseeker and members of his family, for here the children are not confronted with the open saloon and its influence. Maxwell, though not a metropolis in size, enjoys all the city conveniences, with electric lighted streets, many concrete sidewalks, substantial business buildings, up-to-date stores and mercantile firms, pretty residences, bank, theatre, telephone and telegraph, four churches, Methodist, Baptist, Catholic and Christian; grammar and high school, the grammar school building having just been completed at a cost of \$24,000, and equipped with the most modern facilities. The Odd Fellows, Rebekahs and Masonic lodges predominate in fraternal affairs, each lodge having a large membership. The Odd Fellows have their own building, which was erected less than two years ago at a cost of more than \$30,000.



CORN FIELD

PRINCETON

Princeton presents a panorama of peace and plenty amidst green fields and orchards. Skirting the eastern border of the town flows the Sacramento River, lined with large spreading oaks, creating a beautiful scene. Extending eastward from the river lie rich broad fields, south of which are found the famous rice lands of the Sacramento Valley, irrigated from a river pumping plant. Northwest are many homes and orchards, irrigated from wells operated by electric power; northwest and west are thickly settled districts, planted to fruits and alfalfa, watered from the river branch of the Sacramento Valley Irrigation Company. Bordering Princeton on the west is the newly constructed Colusa-Hamilton branch of the Southern Pacific. West and south are found many of the best improved irrigated farms in California.

The buildings in Princeton are of the type of the early settler days and of the new era. The new era of buildings dawned when the children of the late Senator John Boggs erected, in 1910, a fountain in memory of their father. Since

that event a \$35,000 high school has been erected, with a joint union of five grammar school districts, which number has since been increased to nine. The approximate valuation of the property of the districts composing the union is \$4,250,000. A \$20,000 bank has been built, and many new residences and other improvements are under way.

The farmers of this section are successfully operating their own store. The success of the co-operative business has been doubted, on account of the failures credited to this plan elsewhere, but not so at Princeton.

Princeton was founded in 1850, being a shipping center in a big wheat growing section. The construction of the Southern Pacific Railroad through the center of Colusa County changed conditions and the town became dormant and remained so until a few years ago when large tracts of land in the vicinity of Princeton that had always been planted to grain, were subdivided and placed under irrigation, attracting many settlers from the East, who have made good.

WILLIAMS

Williams is a town of between eight hundred and one thousand inhabitants. It is located in the center of Colusa County, on the main line of the Southern Pacific Railroad, in the midst of fertile land where grapes and fruits of all kinds flourish. A large acreage in this vicinity is now planted to alfalfa, producing profitable crops with or without irrigation. Dairymen and fruit growers are coming to realize the opportunities Williams offers.

It has splendid church and school facilities, there being three church denominations, Christian, Methodist and Catholic. There are also two schools, a grammar and high school, the latter having recently been completed at a cost of \$25,000.

Williams is fortunate in having up-to-date mercantile establishments, good hotel accommodations, a splendid commercial bank, machine shops, garages and many other business establishments, which make a town of great possibilities. It is located in one of the largest bodies of good land, that will compare favorably with any found in the State of California, and the recent subdivision inaugurated in the Williams section bids fair to make it a town of rapid and substantial growth.

Williams is the transfer point for passengers going to and

from Wilbur, Sulphur and Cook's Springs in the western hills, and the springs located in Lake County, which adjoins Colusa County on the west. Many auto stages provide quick transportation and afford passengers a comfortable journey. It is claimed and proven by the data contained at the Southern Pacific office that Williams is the largest shipping point on the railroad between Sacramento and Red Bluff, as all of the mineral water from the springs have their distributing headquarters located here, also the crops and produce raised from the district west and adjacent to Williams pass through her gates.

Williams has electricity for both power and lighting systems. It also has an adequate water system. Many of the streets are lined with cement sidewalks. There are many new and costly residences being erected with the prospects of more in the near future. In Williams are located two of the largest warehouses found in the county, with a capacity of more than twenty-five thousand tons each, which speak of the producing quality of the soil in this vicinity.

SITES

Sites is the western terminal of the Colusa and Lake Railroad. Sites is known as a quarry town, and the durability of the sandstone used in the construction of many of the Class A buildings in San Francisco before and after the fire, has made the Sites quarries famous.

STONY FORD

Stony Ford, nestling in a fertile valley and surrounded by towering mountains, is a place of beauty. It is situated in the western part of Colusa County, and is known as the alfalfa section, through its shipments of alfalfa seed. Stony Ford maintains a large and modern creamery, the output from which is shipped to the San Francisco market.

SYCAMORE

Sycamore is located in a farming section, and eventually a large acreage will be planted to English walnuts, as this industry has already passed the experimental stage and is most lucrative to the growers.

OTHER TOWNS IN THE COUNTY

Delevan Leesville Ladoga Sulphur Creek Venado

COOKS SPRINGS

Cooks Springs is situated in the western part of Colusa County. The water from the springs for medicinal purposes has become famous throughout California, and to supply the home demand more than one million quarts are bottled annually. Cooks Springs mineral water is very palatable, and is highly recommended for the cure of rheumatism, stomach, liver and kidney trouble.

Cooks Springs has the most modern facilities in the way of accommodations and amusements; with the many streams in the neighborhood abounding with trout and deer in the nearby mountains, offers the health seeker and those in search of recreation, a most desirable place to spend part of the summer.

FOUTS SPRINGS

Fouts Springs, in the extreme northwestern part of Colusa County, is one of the well known summer resorts of California. In the vicinity are found a variety of springs, that have effected some wonderful cures for liver, kidney, stomach and rheumatic troubles.

Fouts Springs is known as the angler's and huntsman's paradise. It is situated in a little valley, while to the north, south, east and west, rise to their great height the loftiest mountains of the Coast Range, on the peaks of which the snow remains the whole year.

WILBUR SPRINGS

Wilbur Springs is in the coast range mountains, Colusa County, 25 miles west of Williams, at an elevation of 1250 feet. There are numerous springs, both hot and cold, possessing unusual strength and curative properties.

Naturally heated sulphur, black and white, salt waters and cold black sulphur, magnesia and iron, provide marvelous healing and perform remarkable cures in cases of skin diseases, rheumatism of all kinds, malaria, catarrh, stomach, liver and kidney troubles.

Covering a space of about an acre, is a bluish black mud, through which the hot mineral waters constantly seep to the surface, affording a mud bath naturally heated and medicated, to heal and rebuild the human body.

For information regarding the
different localities address:

FOR COLUSA
Colusa Chamber of Commerce

FOR WILLIAMS
Williams Chamber of Commerce

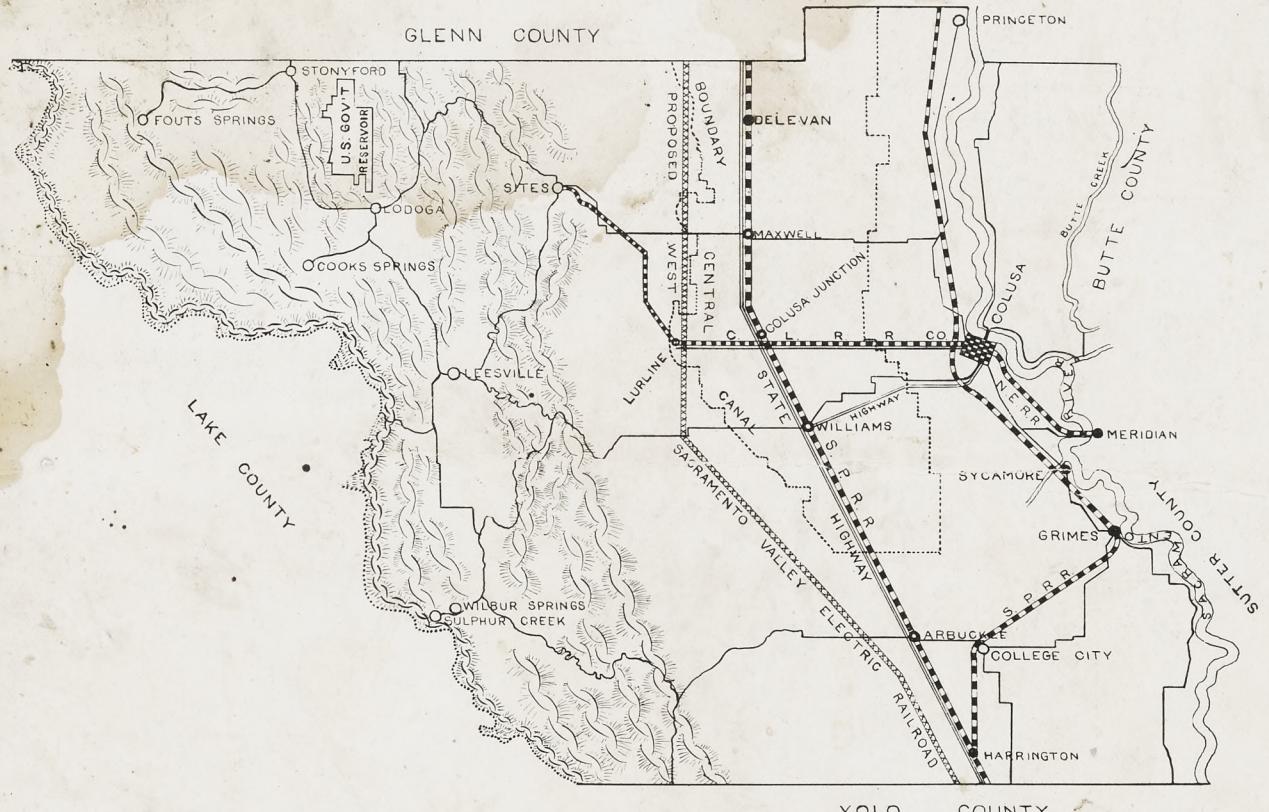
For Arbuckle and College City
Arbuckle Chamber of Commerce

FOR MAXWELL
Maxwell Chamber of Commerce

FOR PRINCETON
Princeton Chamber of Commerce

FOR GRIMES
Grimes Chamber of Commerce

GLENN COUNTY



YOLO

COUNTY